

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12384, of Graham A. Jamieson pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the 900 square foot per unit requirement (Sub-section 3301.1) to permit four (4) apartment units in the R-4 District at 1809 Lamont Street, N.W., (Square 2606, Lot 84).

HEARING DATE: April 20, 1977  
DECISION DATE: May 17, 1977

FINDINGS OF FACT:

1. The subject property is located on the north side of Lamont Street, between 18th and 19th Streets, N.W.
2. The last certificate of occupancy for the 2,563 square foot lot was issued for a flat (No. B-42711 dated September 18, 1963). The applicant proposes to convert the building to a four (4) unit apartment with units in the basement, first (1st) second (2nd) and third (3rd) floors.
3. The R-4 District requires 900 square feet of lot area or 3600 square feet for four units. The applicant thus requires a variance of 1037 square feet.
4. The property is located in a neighborhood which already has a high density.
5. The Mount Pleasant Neighbors Association, by testimony presented at the hearing, opposed the application on the grounds that neighborhood density should not be increased any further.

CONCLUSIONS OF LAW AND OPINION:


The Board concludes that the requested variance is an area variance, the granting of which requires the showing of a practical difficulty. The Board concludes that the denial of the variance will not create an impractical situation for the applicant. The Board further concludes that the granting of this variance would have an adverse impact upon the neighborhood by increasing the population density in an already dense area and that therefore the variance is not within the intent and purposes of the Zoning Regulations. It is therefore ORDERED, that the application is hereby DENIED.

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VOTE: 4-0 (Charles R. Norris, William F. McIntosh, Walter Lewi  
and Leonard L. McCants).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 17 AUG 1977